

# PLANNING COMMISSION REPORT



MEETING DATE: June 8, 2005

ITEM No. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **1st Avenue & Goldwater - 7-ZN-2005**

REQUEST Request to rezone from Central Business District, Downtown Overlay (C-2 DO) to Downtown/Office Commercial Type 2, Downtown Overlay (D/OC-2 DO) on a 18,895 +/- square feet parcel located at 7002 E 1st Avenue.

**Key Items for Consideration:**

- Bringing the parcel into conformance with the General Plan.
- Allowing redevelopment in the Downtown Area.

**Related Policies, References:**

1. General Plan Land Use Element
2. Downtown Plan

(Attached for Reference as Attachment 11)

OWNER The Clayton Companies

APPLICANT CONTACT Tom Frenkel  
The Clayton Companies  
480-941-2260

LOCATION 7002 E 1st Avenue

BACKGROUND

**Zoning.**

The site is zoned C-2/DO. The C-2/DO zoning district(s) allow for a myriad of land uses including both commercial and residential. The applicant is proposing to change the zoning district to Downtown, Office/Commercial, Type II, Downtown Overlay (D-OC/2; DO). This change would bring the property into conformance with the General Plan, which has a Downtown designation for the property.

**General Plan.**

The General Plan Land Use Element designates the property as Downtown. This category includes typical urban center types of land uses, including commercial, residential, retail, etc.

**Context.**

This property is located at the corner of 1<sup>st</sup> and Goldwater, just south of Indian School. The surrounding properties are zoned primarily C-2/DO, with a mix of Downtown zoned properties.



APPLICANT'S  
PROPOSAL**Goal/Purpose of Request.**

The applicant's intent with this project is to bring the parcel into conformance with the General Plan, and to improve the property (if successful in the rezoning application) by expanding the existing office structure and providing residential housing units.

**Key Issues.**

- **Bringing the parcel into conformance with the General Plan.**

The General Plan has long had the overall goal for the Downtown area to encourage and promote rezoning to the Downtown designation. The Downtown Plan, adopted in the 1980's, specifically calls for properties located in the Downtown Area, to be zoned Downtown. While not mandatory, it has long been the City's policy to encourage properties within the Downtown Area to rezone to a "Downtown" zoning designation.

- **Helping stimulate redevelopment in the Downtown Area.**

One of the key tenets of the Downtown Plan is to encourage the redevelopment of the Downtown Area. Adopting the rezoning of this parcel to a Downtown designation will allow the developer the necessary development standards to build the project they would like to build.

**Development Information.**

- *Existing Use:* Office
- *Buildings/Description:* Currently, there is 1 building
- *Parcel Size:* 18,895 Square Feet
- *Existing Building Height:* 24 Feet
- *Building Height Allowed (If Rezoned):* 38 Feet
- *Proposed Building Height:* 38 Feet
- *Floor Area:* Approximately 15,641 Sq. Ft.

## IMPACT ANALYSIS

**Traffic.**

Rezoning this property will not create any additional traffic impacts. The allowable land uses and densities are comparable between the existing C-2/DO and the Downtown zoning designations.

**Parking.**

- 27 spaces are required, 27 are provided.

**Water/Sewer.**

There will not be any substantial increase in demand for water and sewer over what the existing zoning designation would require. The applicant will show, prior to DRB approval, that the proposed project has adequate water and sewer flow capacity.

**Schools District comments/review.**

Scottsdale Unified School District has been notified of this application.

**Policy Implications.**

The primary policy implication of rezoning a piece of property are the allowable land uses, and the densities associated with the proposed zoning designation. The proposed zoning designation is in keeping with the character and nature of the Downtown Area, and would make the property subject to the various standards associated with the Downtown zoning. It further brings the parcel into conformance with the General Plan.

**Community Involvement.**

The Community involvement portion of this request is located as Attachment #8 to this staff report. Staff has not received any comments regarding the proposed zone change.

**Community Impact.**

There would not be any noticeable impact to the community, except for the redevelopment of the parcel.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

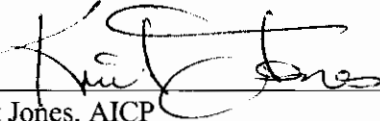
STAFF CONTACT(S)

Mac Cummins, AICP  
Senior Planner  
480-312-7059  
E-mail: mcummins@ScottsdaleAZ.gov

**APPROVED BY**



Mac Cummins, AICP  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan
10. Floor Plans
11. General Plan Land Use Element & Downtown Plan

CASE NO. 552-PA-2004

FIRST AVENUE AND GOLDWATER

**PROJECT NARRATIVE:**

THIS PROJECT IS LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND GOLDWATER BOULEVARD. THERE IS AN EXISTING BUILDING TWO STORY OFFICE BUILDING ON THE WEST SIDE OF THE SITE AND AN EXISTING PARKING LOT ON THE EAST SIDE OF THE PROPERTY. TOM FRENKEL, THE OWNER, PLANS TO REMODEL THE EXISTING BUILDING. THE PLANS CALL FOR ADDING MORE OFFICE/RETAIL AND RESIDENTIAL SPACE TO THE EXISTING BUILDING. THE PARKING AREA WILL BECOME A PARKING GARAGE, AND FOUR NEW TWO STORY RESIDENTIAL LOFTS WILL BE ADDED ABOVE THE GARAGE.

CURRENTLY THE EXISTING BUILDING IS 7365 SF THE NEW OFFICE AREA WILL BE APPROXIMATELY 7000 S.F. AND AN ADDITIONAL 8871 S.F. WILL BE RESIDENTIAL UNITS. THE PARKING GARAGE WILL BE FOR VISITOR PARKING AND WILL INCLUDE A GATED PARKING AREA FOR THE RESIDENCES. ACCESS TO THE RESIDENCES SHALL BE THROUGH A COURTYARD THAT CONNECTS THE RESIDENCES WITH THE OFFICE/RETAIL SPACES AND THE REAR ON SITE PARKING AREA..

THE BUILDING DESIGN WILL BE CONTEMPORARY. THE BUILDING MATERIALS WILL BE 8X8X16 WHITE SPLIT FACE BLOCK WITH 4" BANDS FOR SMOOTH NATURAL GRAY BLOCK. AREAS OF DARK GRAY STAINLESS STEEL PANEL WILL PROVIDE A CHANGE IN TEXTURE AND WILL NOT BE REFLECTIVE. THE WINDOW FRAMES WILL BE BRUSHED ALUMINUM TO BE COMPATIBLE WITH THE STAINLESS STEEL PANELS. THE EXTERIOR BUILDING RAILINGS WILL BE CLEAR GLASS WITH A STAINLESS STEEL CAP RAIL. THE INTERIOR RAILINGS WILL BE METAL RAILINGS PAINTED TO MATCH THE ROOFING MATERIAL. THE WINDOW GLAZING WILL BE CLEAR INSULATED LOW-E GLASS. THE SLOPED ROOF WILL BE A METAL ROOF OF MEDIUM GRAY TO CO-ORDINATE WITH THE STAINLESS STEEL PANELS ON THE SIDES OF THE BUILDING. METAL SCREEN ON THE ROOF WILL CONCEAL THE MECHANICAL EQUIPMENT AND WILL BE THE SAME AS THE ROOFING MATERIAL, WHICH HAS A WEATHERED ZINC LOOK.

THE AREA CONSIST OF A MIXTURE OF DIFFERENT ARCHITECTURAL SCHEMES. THE PROPOSED BUILDING WILL CREATE A MORE INVITING STREETScape WITH THE LARGE NEW PAVED ENTRANCES AND GLASS

FACADES. IT WILL BE LIGHT IN APPEARANCE AND INVITING TO PASSERS BY, WHILE PROVIDING PRIVACY AND SECURITY FOR THE RESIDENTIAL UNITS. NEW LANDSCAPING WILL BE ADDED THROUGHOUT THE COMPLEX TO MEET THE CITY OF SCOTTSDALE LOW WATER REQUIREMENTS.





1st Avenue & Goldwater

7-ZN-2005

ATTACHMENT #2





Q.S.  
16-44

G.I.S. ORTHOPHOTO 2003

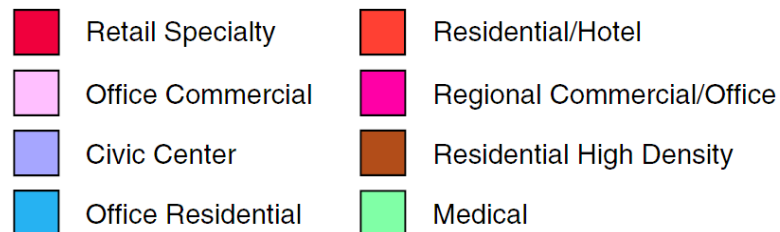
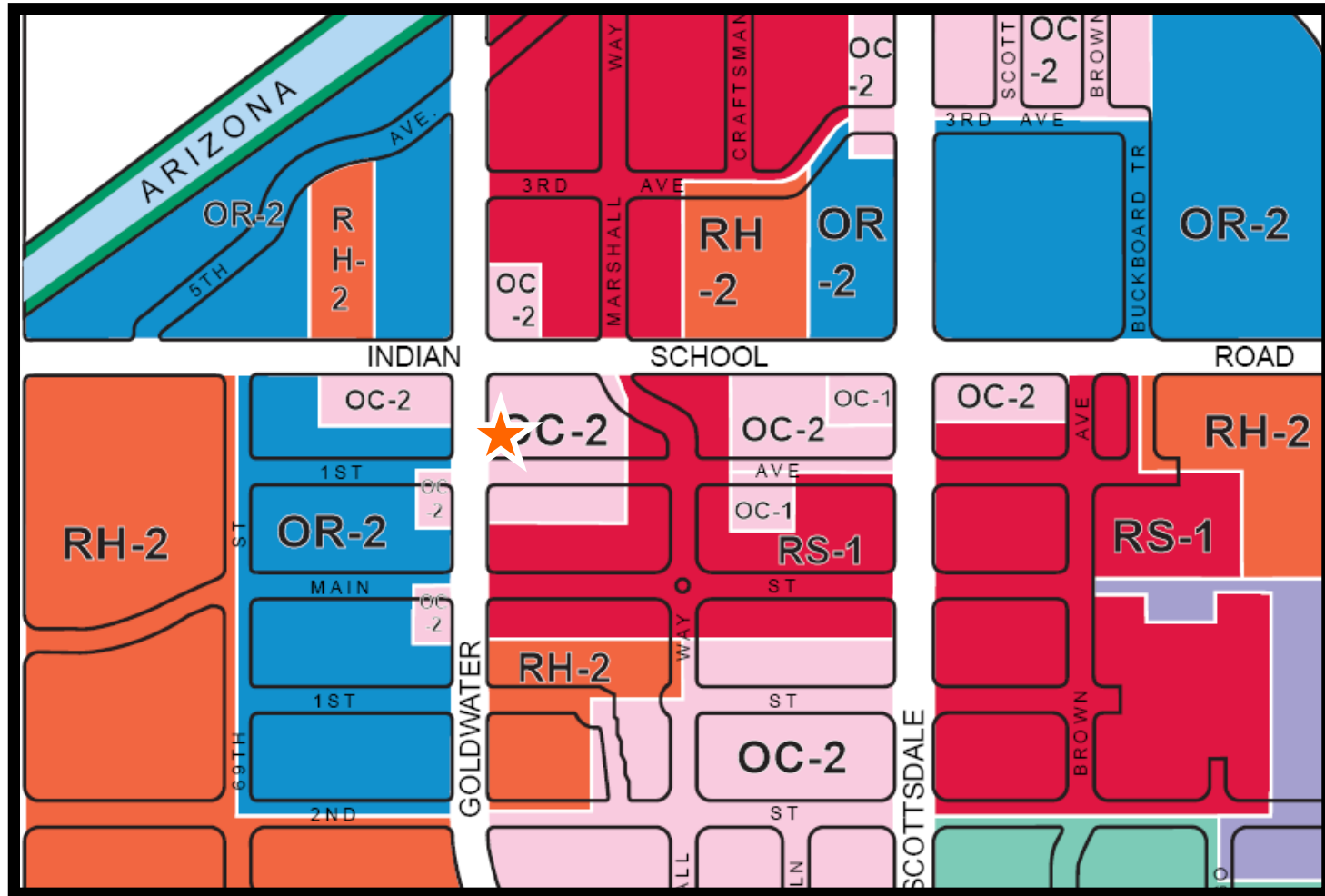
1st Avenue & Goldwater

7-ZN-2005

ATTACHMENT #2A



# Downtown General Plan



**7-ZN-2005**  
ATTACHMENT #3

**Zoning Map**



## STIPULATIONS FOR CASE 7-ZN-2005

### PLANNING/ DEVELOPMENT

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 20 feet above finish grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
2. PROPOSED DEVELOPMENT. The proposed development shall demonstrate compliance with all zoning ordinance requirements at the time of the Development Review Board application. The plans submitted with this application are conceptual drawings, and shall not be referenced other than as potential plans. Final site plan, floor plan, and elevations will be approved by the Development Review Board.

### CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:
  - Perpendicular Parking on two-way traffic require a 24 foot driving aisle or angle parking that allows a 17-foot to 20-foot access aisle.
  - Trash Enclosure need to set at 30 degree angle.

Street Name/Type	Dedications	Improvements	Notes
Alleyway	Total 10'	3' Pavement	

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
3. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

### DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.

### VERIFICATION OF COMPLIANCE

1. WATER. Provide Fire flow Test to confirm min. of 1500 gpm the required flow for fire protection

### OTHER REQUIREMENTS

1. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
2. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
3. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.



## **ADDITIONAL INFORMATION FOR CASE 7-ZN-2005**

### **PLANNING/DEVELOPMENT**

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
  - a. Architectural Design
  - b. Relationship of proposed structures to the Downtown Design Guidelines
  - c. Proposed pedestrian scale of the project

### **ENGINEERING**

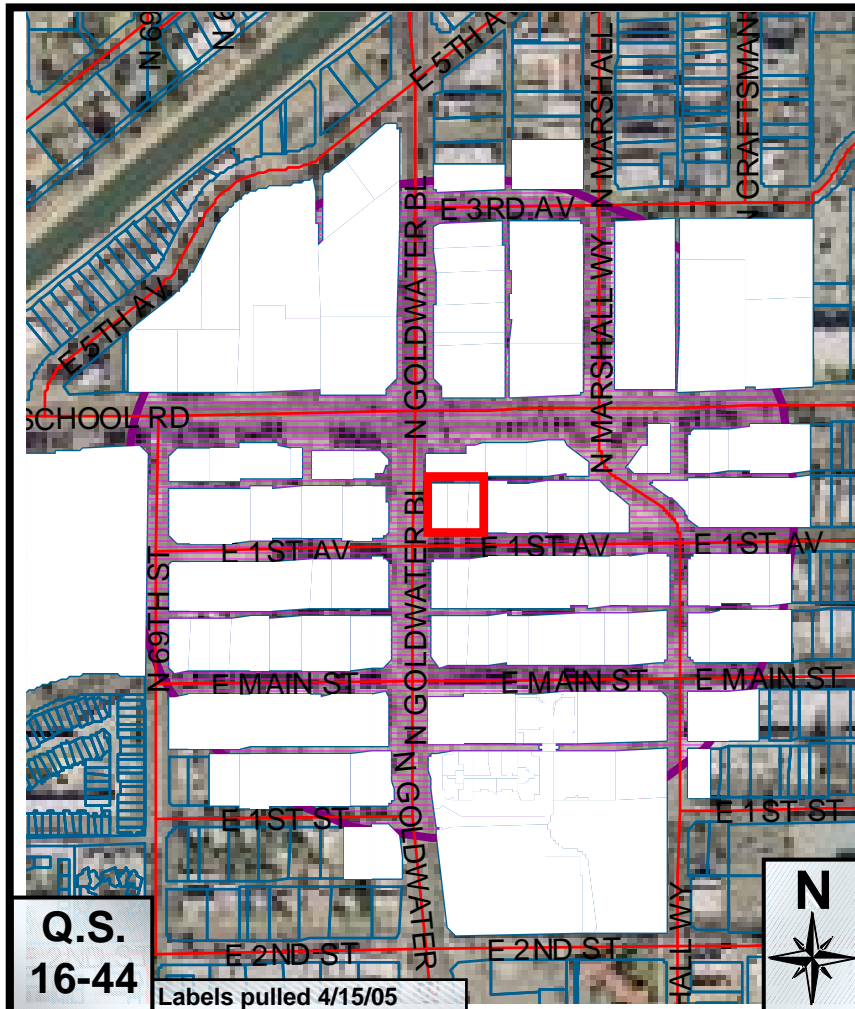
1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**1<sup>st</sup> Avenue & Goldwater**  
**7-ZN-2005**

Attachment #7. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Scottsdale Coalition

# 1st Avenue & Goldwater

## 7-ZN-2005

ATTACHMENT #8

27.02' R.O.W.

ALLEY

LINE OF UPPER LEVEL

PARKING

WALK

NEW WALKWAY AREA

NEW ADDITION

DRIVEWAY

GATE

VISIBILITY TRIANGLE

EXISTING SIDE WALK

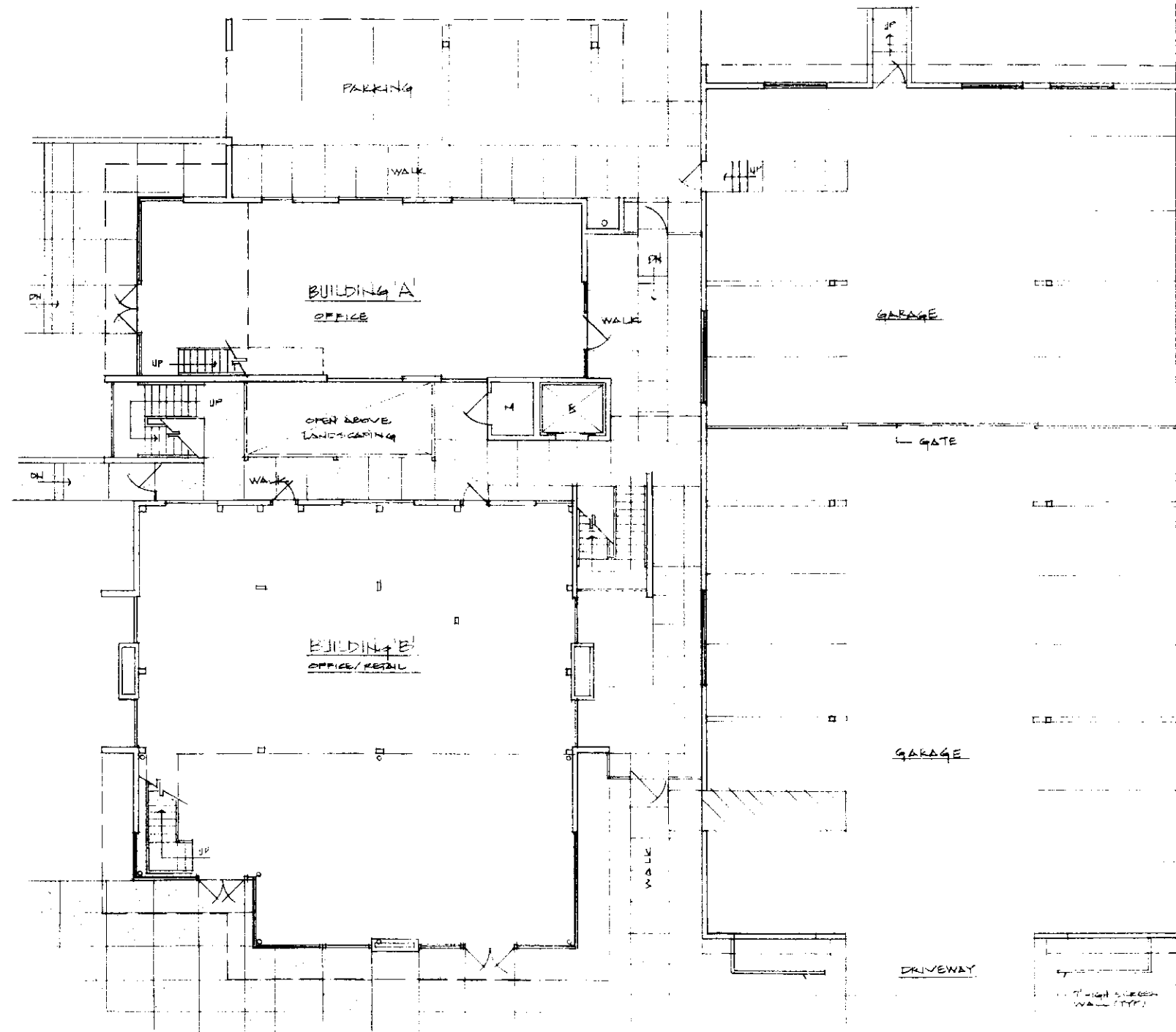
1ST AVENUE

GOLDWATER BOULEVARD

**DESIGN COALITION**  
737 W. WHY WORRY LANE  
PHOENIX, ARIZONA  
602-395-9580

**ATTACHMENT #9**

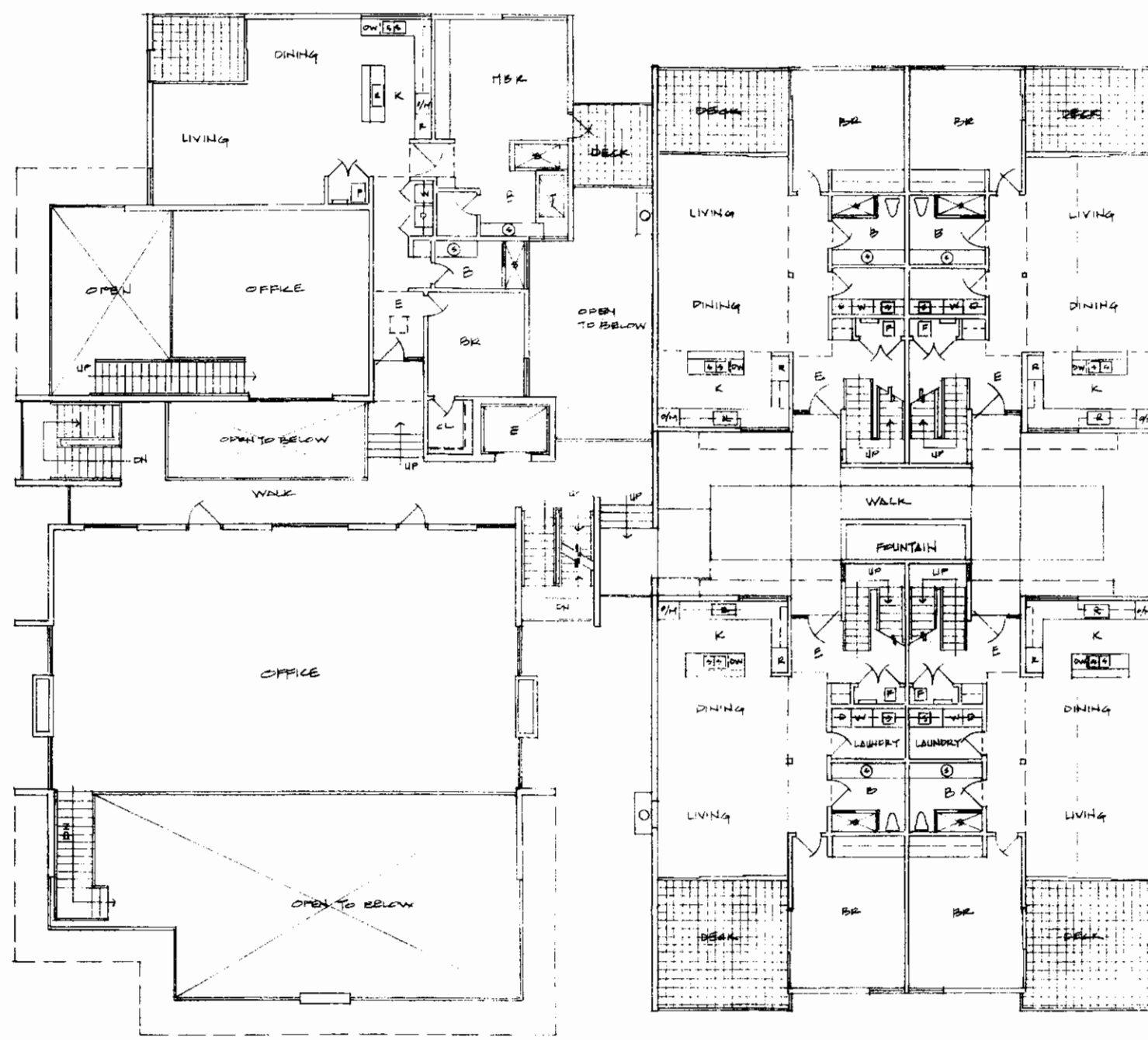




FIRST FLOOR PLAN  
1/8" = 1'-0"

BUILDING EXPANSION FOR  
THE CLAYTON COMPANIES  
7002 E. 1st AVENUE  
SCOTTSDALE, ARIZONA

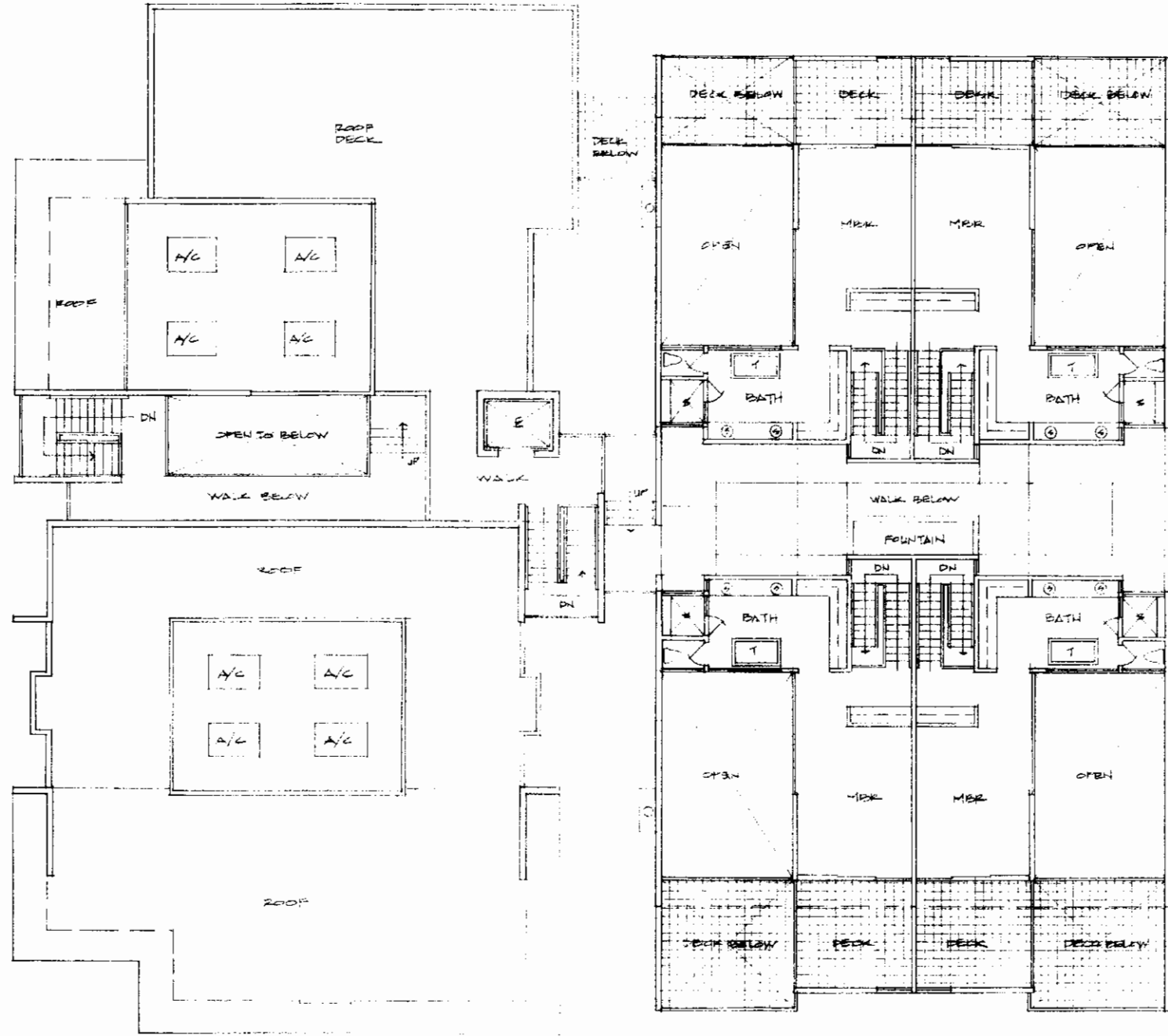
DESIGN COALITION  
737 W. WHY WORRY LANE  
PHOENIX, ARIZONA  
602-395-9580



SECOND FLOOR PLAN  
1/8" = 1'-0"

BUILDING EXPANSION FOR  
THE CLAYTON COMPANIES  
7002 E. 1st AVENUE  
SCOTTSDALE, ARIZONA

DESIGN COALITION  
737 W. WHY WORRY LANE  
PHOENIX, ARIZONA  
602-395-9580



THIRD FLOOR PLAN  
1/8" = 1'-0"

BUILDING EXPANSION FOR  
THE CLAYTON COMPANIES  
7002 E. 1st AVENUE  
SCOTTSDALE, ARIZONA

DESIGN COALITION  
737 W. WHY WORRY LANE  
PHOENIX, ARIZONA  
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**1<sup>st</sup> Avenue & Goldwater**  
**7-ZN-2005**

Attachment #11. General Plan Land Use  
Element and the Downtown Plan

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.